

RESOLUTION NO. 2009-58

A RESOLUTION, denying proposed Comprehensive Plan Amendment 2009-02.

WHEREAS, the Wenatchee Planning Commission, after duly publicized public hearing on August 19, 2009, which was continued to August 25, 2009, has made certain recommendations to the City Council as to the amendment of the Wenatchee Urban Area Comprehensive Plan as required by RCW 35A.63; and

WHEREAS, pursuant to RCW 35A.63.072 and WCC 10.05.020, within sixty (60) days from the receipt of the recommendations for amendment of the Comprehensive Plan the City Council fixed the 24th day of September, 2009, as a public meeting date to consider the recommendations of the Planning Commission; and

WHEREAS, the Wenatchee Planning Commission has recommended the following items for denial:

- a. The Planning Commission was unable to come to a recommendation for the following item and thus, this item is considered a denial:
 - (i) CPA 2009-02 – Greg DeCamp. An application submitted by Aaron Young, agent on behalf of Greg DeCamp to add Mr. DeCamp's property to the UGA and designate the subject property as Residential Single Family (RS). The subject property is in the 1500 Block of Skyline Drive. Planning Commission took a vote on a motion for approval; the motion failed with a split vote 2-2 with Commissioner's Merrill and Rolan in favor and Commissioner's Griffith and Asplund opposed; and

WHEREAS, the Wenatchee City Council having considered such recommendations of the Wenatchee Planning Commission and in support hereof makes the following findings of fact and conclusions with respect to proposed Comprehensive Plan Amendment 2009-02:

Findings of Fact:

1. A complete application was submitted for the property-specific proposal in accordance with Zoning Title 10 and Development Code Administration Title 13, by this year's March 24, 2009 deadline.
2. Appropriate notice of application and public hearing was sent in accordance with Wenatchee City Code, Zoning Title 10 and Development Code Administration Title 13.
3. A SEPA Checklist has been submitted with the application.
4. In accordance with the Comprehensive Plan "Plan Procedures" all proposed Plan amendments in the 2009 year have been considered concurrently so that the cumulative effect of the various proposals can be determined.
5. Wenatchee Planning Commission is empowered by Wenatchee City Code (WCC), Zoning Title 10 and Development Code Administration Title 13 to hear proposed Comprehensive Plan amendments and forward recommendations to the Wenatchee City Council.
6. The subject proposal is not consistent with the Wenatchee Urban Comprehensive Plan.
7. Consistent with the Chelan County County-wide planning policies, Skyline Drive provides the consistent linear boundary of the Urban Growth Area.
8. Pertaining to CPA 2009-02, County-wide Planning Policy #1 (VI) *Consideration should also be given to regularize grossly irregular corporate boundaries during the process of designating urban growth boundaries provide direction on maintaining a consistent efficient UGA boundary.* Skyline Drive was established as the Wenatchee UGA boundary during the 2005-2007 GMA update process to correct irregular boundaries in this area of the Wenatchee UGA.
9. Pertaining to CPA 2009-02, the property proposed for inclusion into the Wenatchee UGA is undeveloped and not characterized by urban growth.
10. The Planning Commission held a duly advertised public hearing on August 19, 2009, and continued to August 25, 2009, to accept public testimony and review the 2009 proposed Comprehensive Plan Amendments.
11. The Planning Commission on September 10, 2009, forwarded their recommendations to the Wenatchee City Council consistent with Section 13.09.060 WCC.

12. Wenatchee City Council on September 10, 2009, did set a public meeting to review the Planning Commission's recommendations on September 24, 2009.
13. Written testimony was received in opposition to CPA 2009-02 from the following citizens and agencies:
 - a. Julie Banker
 - b. James and Gaylene Pope
 - c. James and Judy Jensen
 - d. Korey and Michelle Rosvold
 - e. Lilith Yanagimachi – Chelan County Department of Community Development
 - f. Joyce Phillips – Washington State Department of Commerce

Conclusions:

1. The proposed action does not demonstrate consistency with the procedural requirements of WCC, Title 10 Zoning, Title 12 Environmental Protection, and Title 13 Development Code Administration.
2. The proposed amendment does not demonstrate consistency with the Wenatchee Urban Area Comprehensive Plan and does not provide for the continued efficient and financial viability of public facilities concurrent with increased demands.
3. With respect to the State Environmental Policy Act of 1971, as amended, an evaluation of the environmental implication of the proposed Comprehensive Plan amendments has been done. The evaluation resulted in a declaration of environmental non-significance and adoption of existing environmental document being entered for the proposed actions on June 18, 2009.
4. Pertaining to CPA 2009-02 – Based upon the application materials, testimony, and facts of the application, the proposal is not consistent with the Chelan County County-wide Planning Policies.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF WENATCHEE, AS FOLLOWS:**

SECTION I

The proposed Comprehensive Plan Amendment 2009-02 shall be and hereby is denied.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 24th day of September, 2009.

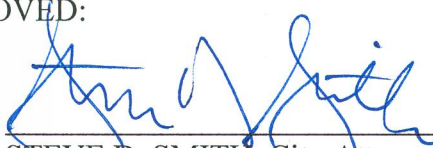
CITY OF WENATCHEE, a Municipal Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
BRENDA GUSKE, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney